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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ALVAN A. TRAFFIE and KATHLEEN J. TRAFFIE, husband and wife,
both of Fox Farm Road, New Ipswich, County of Hillsborough and State
of New Hampshire, 03071,

for consideration paid,

grant to STATE OF NEW HAMPSHIRE, c/o JOHN J. RATOFF,
COMMISSIONER, NEW HAMPSHIRE DEPARTMENT OF
EMPLOYMENT SECURITY, 32 Main Street, Concord, County of
Merrimack and State of New Hampshire, 03301,

with WARRANTY covenants,

A certain tract of land with the buildings thereon located at 10 West Street,
Concord, County of Merrimack, State of New Hampshire, bounded and described as
follows:

Beginning at a stone bound on the northerly side of West Street at the southeast
corner of the tract herein to be conveyed; thence North 18° 09' 50" West along city
assessor's lot 2705, 116.31 feet to an iron pin; thence North 71° 44' 20" East along city
assessor's lot 2705 and 2704, 68.22 feet to an iron pin; thence North 19° 18' 10" West to
city assessor's lot 2701, 105.41 feet to an iron pin; thence South 70° 23' 50" West along
city assessor's lot 2700, 40.02 feet to a point; thence North 16° 52' West along city
assessor's lot 2700, 147.95 feet to a point; thence South 73° 08' West along other land of
grantor 82.71 feet to a point; thence North 15° 05' 09" West along other land of grantor
65.37 feet to a point; thence South 75° 38' 21" West along other land now or formerly
of Foy Associates, Inc., 155.29 feet to a spike; thence South 14° 42' 24" East along
Downing Street, 23.76 feet to a point; thence South 13° 08' 09" East along city
assessor's lot 2714, 133.40 feet to a point; thence South 13° 48' 43" East along city
assessor's lot 2712-A, 30.82 feet to a point; thence North 80° 56' 46" East along city

assessor's lot 2712-A, 9.60 feet to a point; thence South 09° 03' 14" East along city assessor's lots 2712-A and 2712 and 2710, 142.84 feet to a point; thence North 71° 59' 11" East along city assessor's lots 2709 and 2708, 103.62 feet to an iron pin; thence North 71° 44' 20" East along city assessor's lots 2708 and 2707, 65.25 feet to an iron pin; thence South 18° 53' 30" East along city assessor's lot 2707, 117.16 feet to an iron pin, thence North 70° 54' 13" East along the Northerly side of West Street 57.85 feet to the point of beginning. Said tract of land containing 84,450 square feet, more or less and being Lot B on Subdivision Plan of Harry Shapiro & Sons, Inc., as recorded in Merrimack County Registry of Deeds, Plan #4946.

Meaning and intending to convey the same premises as conveyed to the Grantors, Alvan A. Traffic and Kathleen J. Traffic by Warranty Deed of Stephen C. Wilber, Sr. dated August 1, 1990 and recorded in the Merrimack County Registry of Deeds, Volume 1843, Page 657.

The Grantors hereby release all rights of Homestead in said premises, under and by virtue of any laws of New Hampshire, and all other rights and interests therein.

Pursuant to the terms of RSA 78-B:2(I) no real estate transfer tax is payable with respect to this conveyance.

Dated this 2nd day of February, 1998.

Alvan A. Traffic
Alvan A. Traffic

Kathleen J. Traffic
Kathleen J. Traffic

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of February, 1998 by ALVAN A. TRAFFIE and KATHLEEN J. TRAFFIE.

J. Robert Farnham
Notary Public/Justice of the Peace

My Commission Expires: _____

MERRIMACK COUNTY RECORDS

Kath L. Quay, Register